

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7a

DECISION

**TOPIC West Okoboji Lake Watershed, Dickinson County -- Richard J.
 Berglund Trust**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located adjacent to the west side of Iowa Hwy. 86, and ¼ mile west of West Okoboji Lake and Gull State Park in Dickinson County. This parcel appraises for \$143,175, but is being offered by the Richard J. Berglund Trust for \$138,175.

Tim Galm, Licensed Appraiser of Ag Appraisal and Land Management, Fostoria, Iowa, submitted the appraisal. Jerry Gibson negotiated the agreement.

The tract consists of 38 acres of cropland and approximately 1.5 acres of road right-of-way. After acquisition the tract will consist of 5 acres of cropland, 3 acres of tame grass pasture, 22.5 acres of restored native prairie, and 7.5 acres of restored wetlands. The acquisition will provide critical watershed protection to West Okoboji Lake; add wildlife habitat to complement the Lakeside Lab complex; and protection against imminent development. Stipulations attached to the acquisition include the following:

- Seller agrees to donate \$5,000 toward acquisition.
- Seller reserves incentive payment for enrollment into CRP-FWP, and the FWP payments for 2007 and 2008.
- Seller reserves "first right of refusal" to purchase the subject tract for the original selling price if the State of Iowa ever decides to sell the property, or transfer the jurisdiction to another state agency.

Acquisition funding will be provided by the Fish and Wildlife Trust fund, and will be used to leverage future federal grants. Surveying and incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

Iowa Department of Natural Resources
Natural Resource Commission

ITEM

7b

DECISION

TOPIC

Christopherson Slough, Dickinson County -- Bryan Heebner

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 3 miles north of Superior in Dickinson County. This approximately 5-acre parcel is being offered by Bryan Heebner for the appraised price of \$1,500 per acre.

Jerry Gibson negotiated the option in compliance with Title 49 CFR Part 24 which allows the negotiator to negotiate without an appraisal up to a value of \$10,000. The price per acre was arrived at using comparable sales in Dickinson County.

The property is primarily an abandoned county road on the south edge of Christopherson Slough. The property consists of 5 acres of pasture and shrubs. Acquisition of the property will allow Wildlife Bureau personnel to access existing state and federal land from the West. No fencing or surveying costs are anticipated.

Acquisition funding will be provided by the federal Southern Tallgrass - NAWCA fund. Incidental closing costs are the responsibility of the Department

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7c

DECISION

TOPIC Dewey's Pasture WMA, Palo Alto County -- Marlys Jensen

The Natural Resource Commission is requested to approve the acquisition of a parcel of land located in Palo Alto County. This 28.1-acre parcel is offered by Marlys Jensen for the appraised price of \$80,000.

Tim Galm, Licensed Appraiser of Ag Appraisal & Land Management, Fostoria, Iowa submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject property is located five miles north of Ruthven, Iowa adjacent on the east side to 360th Avenue and just northeast of Lost Island Lake. The parcel of land consists of 28.1 acres of cropland that will be restored to 26.6 acres of native prairie, and 1.5 acres of wetland. The parcel has excellent habitat for waterfowl and upland wildlife species. This acquisition will square up the boundary for this portion of Dewey's Pasture Wetland Complex.

Acquisition funding will be provided by the federal Southern Tall Grass Prairie - NAWCA fund. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7d

DECISION

TOPIC

Bright's Lake WMA, Worth County – Seymour and Darlene Ferley

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 13 miles west/northwest of Northwood and two miles east of Emmons, Minnesota adjacent to the south side of State Line Road. The 263.8-acre tract is offered by Seymour and Darlene Ferley for the appraised price of \$219,000 after being encumbered by a Wetland Reserve Program easement. [The Natural Resource Conservation Service is in the process of acquiring a WRP easement from Ferleys.] Sellers have stipulated as a condition of sale that they retain the 2007 agricultural rights that include six Conservation Reserve Program contracts totaling 45.7 acres.

Fred Greder, Licensed Appraiser, of Benchmark Agribusiness, Mason City, Iowa submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 254.9 acres to be encumbered by a WRP easement; and 8.9 acres of road right-of-way and waste. After restoration the tract will contain 24.9 acres of restored wetlands, and 230 acres of grassland. There are no buildings. The tract will provide excellent habitat for nesting waterfowl and upland wildlife species. The average CSR is 72, but not applicable since the majority of the tract is enrolled in the WRP.

Acquisition funding will be provided by the federal Southern Tallgrass - NAWCA fund. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

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ITEM

7e

DECISION

TOPIC

Heery Woods State Park, Butler County -- Kurth, et.al Donation

The Natural Resource Commission is requested to accept the donation of a parcel of land located in Butler County, Iowa. This approximately 10-acre donation is offered by Frederick Heery Kurth, Catherine Fitch, Margaret Chmielewski, Catharine Folsom, John Conroy and Patricia Watkins.

Jerry Gibson negotiated the donation.

The property is located on the south bluff of the Shell Rock River immediately adjacent to Heery Woods State Park. Heery Woods State Park is located on the Southwest side of Clarksville and managed by the Butler County Conservation Board. There are 394 acres for camping, fishing, hiking, boating, and snowmobiling with a 1930's era CCC stone lodge. Grantors stipulated as a condition of the donation that the State of Iowa maintain the tract as Parkland in perpetuity. The tract consists of a hardwood forest mix. The tract is utilized by songbirds, fur bearers, deer, and wild turkey, as well as hikers.

No fencing or survey costs are anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7f

DECISION

**TOPIC Muskrat Slough Wildlife Management Area, Jones County --
Matthew McQuillen**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Jones County. This property is located adjacent to the north of state-owned and managed Muskrat Slough Wildlife Management Area. Matthew McQuillen offers this 72.1-acre tract for \$195,000. The appraised price of the tract is \$209,032. The seller will retain the CRP payments as may be earned on 17.1 acres for the duration of the contracts and cropping rights on 37.9 acres through 2009.

Jamie Nabb, Licensed Appraiser of Mt. Vernon, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 8 miles southeast of Anamosa. The nearly level to strongly-sloped tract is comprised of a mix of cropland, Conservation Reserve Program land, and wetlands. The average Corn Suitability Rating of the property is 65. There are no building improvements. A county gravel road forms the north boundary of the tract.

This tract will increase the Muskrat Slough area to 600 acres, and will add high quality diversity to the existing wetland complex. The acquisition will provide substantial upland nesting habitat, improve surface water quality, and enhance public recreation to this area. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by Cedar-Wapsi Valley NAWCA (\$187,408), and Twin Rivers Pheasants Forever (\$7,592). No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
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ITEM

7g

DECISION

**TOPIC Horseshoe Bend National Wildlife Refuge, Louisa County -- INHF
(EMC)**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Louisa County. The property is located adjacent to the south of the unnamed 915 acre (unnamed) tract of land approved by the NRC in June of 2006. The appraised value of this parcel is \$267, 445. The INHF offers the 356.59-acre parcel for \$217,520.

Jamie Nabb, Licensed Appraiser, of Mount Vernon, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in southeastern Louisa County, Iowa. The town of Wapello is located three-quarters of a mile west of the property. The entire property is enrolled in a permanent conservation easement known as a Wetlands Reserve Program (WRP) granted to the United States of America. The property is primarily overflow river bottom wetlands and flood prone timber. The entire property is in the designated flood hazard area and is subject to flooding.

The property provides excellent habitat for reptiles and amphibians, wading birds, wild turkeys, deer and waterfowl. Good populations of pheasant and quail are present. This property would continue to fill a gap in the Iowa River Floodplain between over 3,400 acres of public wildlife areas less than three miles upstream and a 2,600-acre national wildlife refuge less than a mile downstream.

Acquisition funding will be provided by the Wildlife Habitat Stamp fund. This property will remain on the Louisa County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7h

DECISION

**TOPIC Hanging Rock Wildlife Management Area, Dallas County --INHF
 (Humiston)**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Dallas County. The property is located one-half to the north of the DNR owned (managed by Dallas CCB) Hanging Rock Wildlife Management Area and is appraised at \$175,000. The INHF offers the 56.72-acre parcel for \$90,500.

Jamie Nabb, Licensed Appraiser of Mount Vernon, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in southwestern Dallas County, Iowa. The town of Redfield is located adjacent to the east of the property. The property is situated within the Middle Raccoon River Protected Water Area. The property will provide a riparian buffer and public access to this popular canoeing stream. Currently, 6 acres are actively cropped and the property carries a 53 Corn Suitability Rating (CSR).

Acquisition funding will be provided by the REAP Protected Waters fund. This property will remain on the Dallas County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007

**Iowa Department of Natural Resources
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ITEM

7i

DECISION

**TOPIC McCoy Wildlife Management Area, Boone County – Don Adams,
Nancy Ross, and the Estate of Harold Adams**

The Natural Resource Commission's approval is requested to purchase a tract of land located in Boone County. This property is located adjacent to the east of state-owned and managed McCoy Wildlife Management Area, and adjacent south of Ledges State Park. Don Adams, Nancy Ross, and the Estate of Harold Adams offer this 81.1-acre tract for the appraised price of \$219,000.

David Nebel, Licensed Appraiser of Nevada, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 4 miles south of Boone. The gently sloping to steep tract is comprised of 44 acres of grassland and 37.1 acres of forest. A creek severs the forested region of the tract. The average Corn Suitability Rating of the grassland is 71. There are no building improvements. A county gravel road forms the north boundary of the tract.

This tract will increase McCoy WMA to 516 acres. The acquisition will provide substantial upland nesting habitat, improve surface water quality, and enhance public recreation to this area. On behalf of Pheasants Forever, this tract will be named John Boyer Addition to McCoy Wildlife Management Area. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by: \$90,500 Wildlife Habitat Stamp; \$57,500 Pheasants Forever (Boone County Chapter, Iowa State Council PF, Beaver Creek Chapter, North Polk Chapter, Hamilton County Chapter, Iowa Capitol Chapter, Greene County Chapter, and Mud Creek Chapter); \$50,000 REAP license plate funds; \$15,000 National Wild Turkey Federation; \$3,000 Big Bluestem Audubon Society; and \$3,000 Des Moines Chapter Audubon Society. The Department will pay for a boundary fence along the east property line. No survey costs are anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 10, 2007